



Howard Planning and Zoning Minutes



MINUTES HOWARD COUNTY PLANNING & ZONING March 21, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 21st of March, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. Roll call showed 8 members present: Daryl Anderson, Jeff Christensen, Randy Kauk, Kenneth Kozisek, Jack Reimers, Dave Sack, Terry Spilinek, and Lauren Scarborough. Those absent were: Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda was mailed to board members prior to the meeting. The minutes from the February 15th 2012 meeting were read. A motion was made by Ken Kozisek and 2nd by Jack Reimers to approve minutes as written. The motion passed on a unanimous voice vote.

At 7:12 P.M. the Public Hearing on a Single lot Subdivision application by Daniel, Laura & Kenneth Harders. This Subdivision, called **Lemburg Subdivision** with 3.71+- acres will be located in the SE ¼ of Section 32-13-11 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Administrator Trumler represented the applicants to answer any questions & present the plat to the board and explained this site is South of Centura on Loup River Road. They own 160 acres and want to give some ground to their daughter for a housing site. The subdivision is out of the floodplain. There was no testimony in favor or opposed present. A motion was made by Jeff Christensen and 2nd by Dave Sack to approve the application. A roll call vote was taken and the motion carried 8-0. A Finding of Fact was completed. (See Attached)

Next item on the agenda was discussion regarding Conservation Easements. Administrator Trumler stated the county commissioners went to a meeting regarding conservation easements and they would like our board to review. Our State statues state Conservation easements must go through Planning & Zoning commission, but this is not written in our regulations. The concern is with all the river front property in Howard County that down the line if we get too many of these started the federal government could own much of the land and then no taxes will be collected and the county loses out on the tax revenue. It was discussed that the zoning board would review the conservation easements and will give a recommendation to the county commissioners. It was decided the Zoning administrator will write up a guideline for us to add to our regulations and review.

Final item on the agenda was discussion regarding number of houses on a quarter of ground. Administrator Trumler informed the board members of some area land owners have more than 1 non-farming residence on their quarter of ground. Discussion was had and it was decided that Administrator Trumler will write a letter and let the board review and discuss at our next meeting.

Administrator Trumler let the board members know of our 2012 Annual Planning Conference and asked if any of them would be attending, and if so to let us know no later than Tuesday 27th. A motion was made by Jack R. and 2nd by Ken K. to adjourn at 8:25 p.m.

The next meeting is scheduled for April 18, 2012 at 8:00 P.M.

Cherri Klinginsmith, Acting Secretary